







Ground Floor



First Floor



Not exact or to scale – For illustration and description purposes only.

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Karnak, Stradbroke Road, Blackrock, Co. Dublin

c. 193sq.m / 2,076sq.ft



DOUGLAS NEWMAN GOOD

**DNG**





# Karnak, Stradbroke Road, Blackrock, Co. Dublin A94W9V9

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It is with great pleasure that DNG Rock Road bring to the market this imposing five bedroom detached family home. Karnak occupies a spacious site set back off the Blackrock end of Stradbroke Road at the bottom of Newtownpark Avenue. This attractive detached home with red brick façade occupies a surprisingly quiet position. Tucked away behind a gated entrance, high granite wall and mature trees, Karnak has c. 15.7m of private frontage. A desirable location with excellent public transport links including the DART, numerous bus routes, as well as the Aircoach to Dublin Airport, all within a short walk.

To the front there is a lawn, mature hedging and a large driveway which provides secure off street parking for multiple cars. The walled rear garden is mostly laid to lawn bordered by mature trees and flower beds and offering ample scope for further extension (subject to planning permission).

The area needs little introduction with everything one could possibly want within walking distance. Blackrock is the ideal location for families. Nearby Blackrock Village offers a wealth of shops, restaurants, entertainment venues, the new Frascati shopping centre etc. While Monkstown and Dun Laoghaire are also close by. The coastline is also a short stroll away. Many of Dublin's finest schools and colleges are nearby including Blackrock College, St. Andrews, Newpark, Guardian Angels National School, Sion Hill, Colaiste Iosagain/Eoin, Loreto Foxrock, UCD and the Smurfit Business School. Public transport is extremely well catered for with the DART and multiple bus routes within a few minutes walk, as well as the M50 and Luas only a short drive. Providing a choice of Bus, DART or driving commute to the city centre.

The current owners have maintained and upgraded this c. 193sq.m/2076sq.ft home to a very high standard and it comes to the market in turnkey condition. Entering through the mahogany double doors you arrive in the bright and airy tiled entrance hall with guest cloakroom off. The ground floor accommodation comprises family room, the inter-connecting dining and drawing room the kitchen/breakfast room, conservatory and utility.

Upstairs there are 5 bedrooms with the master bedroom en-suite. There is also a family bathroom plus a separate wc located off the landing.

## Features

- 5 bedrooms
- 3 reception rooms
- Bright conservatory with access to the garden
- Generous family living space c. 193 sq.m/2,076 sq.ft
- Extensive and secluded private frontage c. 15.7 (51ft)
- Large master bedroom with en suite shower room
- In excellent condition throughout
- Impressive landscaped rear garden c. 15.5m x 14.6m (51ft x 48ft)
- Scope to extend subject to planning permission
- Within a short stroll of Blackrock & Monkstown villages, DART and scenic coastal walks
- Security alarm
- Off street parking for several cars
- Convenient location for multiple schools and local amenities
- Mahogany double glazed windows throughout
- Oil fired central heating with a solid fuel Stanley stove in the kitchen
- Solid oak internal doors to the ground floor





## Accommodation

### Entrance Hall – 4.53m x 3.9m

Wide and inviting split level entrance hall accessed via mahogany double doors with polished tiled floor, ceiling coving and guest cloakroom off.

### Guest Cloakroom – 2.02m x 1.76m

Tiled floor, wash hand basin, wc and shelved under stair storage.

### Family Room – 4.44m x 2.68m

Dual aspect reception room with wood floor and tv point.

### Dining Room – 4.0m x 3.53m

Interconnecting front facing reception room with wood floor, ceiling coving, feature cut stone fireplace with cast iron inset and sliding solid oak doors leading to Drawing Room.

### Drawing Room – 4.61m x 3.64m

Large interconnecting reception room with wood floor, feature cut stone fireplace with cast iron inset, ceiling coving with double doors to the Conservatory.

### Conservatory – 3.15m x 2.99m

With views over the rear garden, mahogany throughout, double glazed windows, ceiling fan and double doors giving access to the patio and garden.

### Kitchen/Breakfast Room – 3.82m x 3.45m

Spacious kitchen with ample floor and eye level fitted bespoke cupboards, tiled floor throughout, granite worktops, double Belfast sink, double Britannia oven and hob, integrated Siemens Fridge, Siemens extractor fan, recessed lighting, solid fuel stove, access to the Utility Room and Pantry.

### Utility Room – 2.75m x 1.75m

Tiled floor, a range of fitted cupboards, sink, plumbed for washing machine. Fisher & Paykel double drawer dishwasher.

### Pantry – 2.35m x 1.36m

With tiled floor and shelving.

### Lobby

With tiled floor. Door to side passage.

## Upstairs

### Landing - 5.62m x 1.91m

Return stairway with bespoke oak handrail and bannisters. Timber floor.

### Bedroom 1 – 4.61m x 3.83m

Large master bedroom overlooking the rear garden with wood floor and en-suite off.

### En Suite Shower Room

Fully tiled en suite with Mira Elite ST shower, wash hand basin, wc and recessed lighting.

### Bedroom 2 – 4.55m x 3.09m (to include box window)

Generous double bedroom overlooking the rear garden with wood floor and fitted wardrobe.

### Bedroom 3 – 4.00m x 3.54m (to include bay window)

Front facing double bedroom with wood floor

### Bedroom 4 – 3.85m x 3.45m (Max measurement)

Overlooking the rear garden with wood floor.

### Bedroom 5 – 3.26m x 2.70m

Fitted wardrobe and wood floor.

### Family Bathroom – 2.59m x 2.35m

Fully tiled bathroom with corner Jacuzzi bath, separate power shower and wash hand basin. Hot press off.

### Separate Guest WC – 2.11m x 1.32m

Tiled floor, wash hand basin, wc and wall mounted mirror

## Outside

Outside there are generous gardens to the front and rear of this property. To the front there is a gated vehicle entrance leading to the off street parking for multiple cars. The gated side entrance leads to rear garden which benefits from a large lawn, patios, well stocked flower beds, mature trees and an abundance of plant life. Garden store.

BER: D2 BER No. 104277694

Energy Performance Indicator: 288.75 kWh/m<sup>2</sup>/yr

